



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

May 23, 2006

City of Las Vegas  
Planning Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Writer's Contact Information:

**RE: Justification Letter to Accompany a Vacation and Abandonment of Public Right-of-Ways Generally Located at Horse Drive between Conough Lane and Coke Street.**

**APN: 125-09-602-004**

**APN: 125-09-702-001**

**APN: 125-09-702-002**

**APN: 125-09-702-003**

**APN: 125-09-704-001**

Dear Sir or Madam:

G. C. Wallace, Inc. on behalf of our client, William Lyon Homes, respectfully requests your consideration and approval of the subject application to allow for orderly development of 49 single-family residential lots located in the northwest portion of the Las Vegas Valley. The purpose of the vacation and abandonment is to eliminate right-of-ways for portions of Horse Drive, Conough Lane and Teasha Avenue through the site that are no longer needed for roadway purposes and will conflict with development of the proposed project.

Approval of this application will not result in any landlocked parcels, nor will it impede the flow of traffic in the area. Prior to the City Council's approval of Annexation 11001, the City approved VAC-8641, which encompassed a small portion of Horse and Conough. The application submitted herein includes those previously approved portions together with portions that were previously under Clark County's jurisdiction prior to the approval of ANX-11001. The applicant is continuing to work with Clark County on the remaining portions of rights of way to be vacated under Clark County application numbers VS-762-05 and VS-763-05.

The following items are included for your use in evaluating this request:


- 1- signed application, & Ownership Disclosure
- 1- Deed
- 1- legal description of area to be vacated
- 1- copy of documents that created the right of way
- 3 - Justification Letter
- 4 - 24 x 36 Vacation Exhibit
- 1 - 11 x 17 reduced copy of exhibit
- Filing Fees in the amount of \$800.00

**VAC-13850**  
**03/22/07 PC**

We appreciate your consideration of this application. Please schedule these items for the next available meeting date. Should you have any questions, or require additional information, please call.

Very truly yours,

G. C. WALLACE, INC.



Elena M. Arellano  
Project Coordination

Enclosures

**VAC-13850**  
**03/22/07 PC**